

LVEDC Minutes

Thursday, May 19, 2011

I. & II. Call to Order & Attendance Poll–

The regular LVEDC meeting had a quorum and was called to order at 6:35 p.m. by President, Mike Davis. In attendance were Directors: Vice President, Abraham Diaz; Secretary, Nancy Marin; Treasurer, Mike McCarley; and Directors Georgia Zannaras and Claude Guerra. Also in attendance were City LVEDC Liaison, Rose Ryan; and City Grant Writer, Kathryn Word.

Approval of Minutes –

As this meeting was called to address two time sensitive items, no minutes were reviewed at this meeting and will be reviewed at the regular meeting on May 25, 2011.

Financial Report –

As this meeting was called to address two time sensitive items, no financials were reviewed at this meeting and will be reviewed at the regular meeting on May 25, 2011.

III. Public Input on Agenda Items:

City Grant Writer, Kathryn Word, discussed the opportunity for the Board to participate in the partial funding of an economic development project workshop to redevelop the former Fiesta Dodge site under a U.S. Environmental Protection Agency (USEPA) technical assistance grant.

IV. Old Business, held in Open Session –

Town Center Project - Land Negotiations: The Board discussed their verbal commitment from some months earlier to the Town Center developer, Larry Little, in securing the 1.99 acres of land at the corner of Poss Road and Grissom Road. The Board checked for validation of eligible project costs, along with an e-mail reply for same by the City Attorney, Mick McKamie, to reaffirm that interest payments are legitimate expense items for 4B Projects.

A Board request was made to cite the specific language in the Economic Development Act. Discussion also took place by the Board on the value, cost and timing of a "Written Legal Opinion" to augment the City Attorney's e-mail for authorizing the interest payment above the land cost as part of the City Council provided authority to the Board to negotiate the land parcels.

While the City EDC Liaison looked up the Economic Development Act 4B Project eligibility information, the Board moved on to the **New Business Agenda, Item VI.**, to consider partial funding for the USEPA's Economic Development Workshop for reuse of the former Fiesta Dodge site.

V. Closed Executive Session not held

VI. New Business:

- a.) The Board discussed the value of the USEPA's Economic Development Workshop and their interest in participating in the redevelopment of the former Fiesta Dodge site. The Board stated many positive reasons for participating.

VI. New Business continued:

MOTION: Board member Guerra motioned to participate in the partial funding of the USEPA's Economic Development Workshop, to be held on June 22, 2011, for the planning of the redevelopment of the former Fiesta Dodge site, in an amount not to exceed \$1390.00. The motion was seconded by LVEDC Treasurer McCarley. The LVEDC President, Mike Davis, called for a discussion, and then a vote. All Board members voted aye, with no nays; and, the motion passed.

LVEDC Vice President Diaz mentioned that the Workshop should also use a variety of Leon Valley small businesses for any needed services, whenever possible.

The Board then moved back to:

IV. Old Business:

The requested 4B Project information was provided to the Board and cited the Texas Attorney General's Economic Development Handbook 2008, page 50, under "Specific Costs of a Section 4B Project That May be Funded", under sections "Land and facility improvements" and "Financial Transaction costs", to confirm interest expense eligibility.

MOTION: Vice President Diaz made a motion to reimburse Mr. Little for interest payments to secure the 1.99 acres of land, Lot 76, on Poss Road, in the amount of \$21,670.00, contingent on receipt of signed land purchase contract for same. The motion was seconded by Board member Guerra. The LVEDC President, Mike Davis, called for a discussion. During discussions, there was consideration of the amount to be paid at this time.

Vice President Diaz withdrew the original motion, and Board member Guerra withdrew the second.


MOTION: Board member Guerra made a motion to reimburse Town Center developer, Mr. Larry Little, for interest on land option payments for the 1.99 acres of land on Lot 76 on Poss Road for four months, April through July 2010, totaling \$8668.00, as verified by cancelled checks showing payment of interest for land option payments, and contingent on signed land purchase contract for same. The motion was seconded by Vice President Diaz. Then, LVEDC President, Mike Davis, called for discussion and then a vote. Six Board members were present, five voted in favor of the motion, and there was one opposing vote by Treasurer McCarley. The motion passed.

Next Meeting –

The next regular meeting was set for Wednesday, May 25, 2011, at 6:30pm at the Kinman House, 6417 Evers Road, Leon Valley, TX 78238, and suggestions were made for new business items.

Adjournment -

MOTION: A motion was made by Board member Guerra to adjourn the meeting, and was seconded by Vice President Diaz. The meeting was adjourned by President, Mike Davis, at 9:03 p.m.

Signed 
Mike Davis, President

Attested 
Nancy Marin, Secretary